

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JUNE 17, 2016



DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
First Street Redevelopment PUD Phase 3 riverfront property; Building #2- Hotel- PUD change to allow for first floor hotel use; Building #3- Mixed use office & residential building, PUD change to allow first floor bank/office uses (RC)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan 	6-21-16 public hearing cancelled, to be rescheduled for date TBD			Received 5-27-16, under review. Historic Preservation Commission review held 6-15-16; revised architectural plans for Building #2 to be submitted.
The Quad St. Charles Unit 2, Lot 1 Cooper's Hawk Restaurant Outlot at NE corner of Main St. & west mall entrance (RC)	<ul style="list-style-type: none"> • PUD Preliminary Plan 	Approved 5-3-16	Approved 5-9-16	Approved 5-16-16	Review comments sent 5-25-16. Applicant to resubmit engineering plans addressing remaining comments.
The Quad St. Charles Unit 2, Lot 4 Starbucks with drive-through Two- unit building on outlot at NE corner of Main St. & 38 th Ave. (RC)	<ul style="list-style-type: none"> • PUD Preliminary Plan 	Approved 5-3-16	Approved 5-9-16	Approved 5-16-16	Review comments sent 5-25-16. Applicant to resubmit engineering plans addressing remaining comments.
Lexington Club PUD North of Dean/State St, South of RR, between 5 th & 12 th Streets 107 single family lots (RC)	<ul style="list-style-type: none"> • Map Amendment • Special Use (PUD Amendment) • PUD Preliminary Plan 	PH held and closed, Approved 3-17-15			Applicant has requested additional time before P&D Committee consideration.
Parkside Reserves 1337 Geneva Rd. Three lot townhome subdivision; 1 building, 3 townhome units (EJ)	<ul style="list-style-type: none"> • Map Amendment • Final Plat of Subdivision 				Review comments provided to applicant.

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Schulze Subdivision 1021 Howard St. Divide residential lot to create one additional buildable lot (EJ)	<ul style="list-style-type: none"> Final Plat of Subdivision 	Scheduled 6-21-16			
Cityview - 895 Geneva Rd. NW corner of Rt. 31 & Mosedale Seven lot single-family subdivision (EJ)	<ul style="list-style-type: none"> Map Amendment Special Use for PUD PUD Preliminary Plan 				Received 6-16-16, under review.

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Chapters 17.08, 17.22, 17.30 Provisions applicable to residential zoning districts and accessory structures (EJ)	City staff	PH held and closed; Approved 5-17-16	Approved 6-13-16	Scheduled 6-20-16	

FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
Corporate Reserve PUD Lot 8 north of Woodward Dr. 78 single family lots			Approved 1-19-16	1-19-18	Final Plat mylar to be submitted for City signatures.
Heritage Green PUD (Judd House, 309 S. 6 th Ave.) 4 apartment units in Judd House, 9 townhome units	Approved 10-6-15	Approved 10-12-15	Approved 1-19-16	1-19-18	Final Plat mylar submitted for City signatures.

<p>Metro Self Storage 2623 Lincoln Hwy Rt. 38, west of MB Financial Bank</p>	<p>Approved 5-17-16</p>	<p>Approved 6-13-16</p>	<p>Scheduled 6-20-16</p>		
<p>Pheasant Run Crossing N side Main St. at Pheasant Run Dr (Hilton Garden Inn/DuPage Expo) Resubdivision of commercial lots</p>			<p>Approved 7-20-15</p>	<p>7-20-17</p>	<p>Final Plat recorded, original mylar to be returned to the City.</p>
<p>Hillcroft PUD 1147 Geneva Rd. 4 lot residential subdivision</p>	<p>N/A</p>				<p>Waiting for direction from the applicant to proceed.</p>

COMMERCIAL AND INDUSTRIAL BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
First Street Redevelopment Phase 3, Building 1 190 S. 1 st Street	Construct 4 story mixed use building PUD plan approved by City Council. Historic Preservation COA issued.	Permit issued. Under construction.
First Street Redevelopment Phase 3, Parking Deck 20 Illinois Street	Construct 110-space public parking deck PUD Plan approved by City Council Historic Preservation COA issued.	Permit issued. Under construction.
Volkswagen Dealership 4050 E. Main St. (former DuPage Expo)	Partially demolish DuPage Expo building Construct Volkswagen Dealership	Permit issued. Under construction. Pre-Occupancy Meeting held 5-25-16.
CVS Store 1500 Lincoln Hwy. NW corner of 14 th St & Rt. 38	Demolish former bank building Construct CVS store with pharmacy drive-through PUD Plan approved by City Council.	Permit issued. Under construction.
Retail building at CVS store 1601 S. 14th Street.	Construct multi-tenant retail building adjacent to new CVS store. PUD Plan approved by City Council.	Revised plans submitted, under review.
AJR Enterprises 1200 Equity Drive Kirk Rd. south of Legacy Blvd.	Construct 180,000 square foot industrial building for AJR Filtration	Permit issued. Under construction.
505 W. Main St. SW corner of 5 th & Main St. Former clock shop building	Reconstruct building for professional office use, expansion of existing parking lot.	Permit issued. Under construction.
2701 E. Main St. Former Qdoba- west of Walgreen's, east of Toyota	Dunkin Donuts with Drive-Through PUD Plan approved by City Council	Under review. Applicant needs to submit additional engineering information.
3875 E. Main St. Former TGI Friday's at East Gate Commons, SW corner of Main & Kautz Rd.	Expand building for three tenants, including Noodles & Co., a retail space, and Potbelly Sandwich Works with a drive-through PUD Plan approved by City Council.	Permit issued. Under construction.
510 S. Tyler Road Ryder Truck Rental Inc.	28,000 square foot building; Truck rental, leasing, maintenance, washing and fueling facility	Revised plans submitted, under review. Public hearing for stormwater Special Service Area 7 expansion scheduled for 8/15/16.
Metro Self Storage 2623 Lincoln Hwy. (Rt. 38)	3-story, 101,000 square foot self-storage facility PUD Plan approved by City Council	Submitted 5-12-16, under review.